# W POMPANO BEACH

FACT SHEET

Infinite inspiration, right on the sand.
Artist's conceptual rendering

# OVERVIEW

Enter a world all its own, set directly on the pristine sands of Pompano Beach, with spectacular ocean views in every direction. Welcome to the new era of W Hotel & Residences—defined by iconic brand culture, bold cuisine, immersive design, dynamic entertainment, and engaging experiences.

## BUILDING FEATURES

24 STORIES
296 SUITES
3.75 OCEANFRONT ACRES

LOCATION
20 North Ocean Boulevard
Pompano Beach, FL 33062

Fully furnished studios and
one- and two-bedroom suites
3 WOW Suites

475 linear feet of beachfront access

## VISIONARIES

DEVELOPERS
Related Group and BH Group

ARCHITECTURE DESIGNED BY
Nichols Architects in collaboration with KORA Architecture

INTERIORS DESIGNED BY
Meyer Davis

LANDSCAPE ARCHITECTURE DESIGNED BY
Enea Landscape Architecture

## DEPOSIT STRUCTURE

20% AT CONTRACT
10% AT GROUNDBREAKING
5% AT TOPOFF
BALANCE AT CLOSING

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

STEP ONTO THE SAND, DIVE INTO THE BLUE, AND FIND YOURSELF RENEWED
Artist's conceptual rendering

# THE SUITES

W Pompano Beach features fully furnished studios and one- and two-bedroom suites ranging from 580 to 1,860 square feet, and 3 WOW Suites. Interiors by Meyer Davis are designed in a fresh neutral palette, evoking warm, sandy shores, rich marine blues, and sunset corals. The Suites are light-filled and open, thoughtfully curated with soft organic textures and materials, offering breathtaking ocean views.

SUITE FEATURES

- 9.5 ft ceiling heights with floor-to-ceiling windows
- Stunning views of the ocean and Intracoastal Waterway
- Expansive private outdoor balconies
- Italian kitchen cabinetry
- Bosch kitchen appliance package including:
  - 30″ Full-height refrigerator/freezer
  - 24″ Induction cooktop
  - 24″ Speed oven
  - 24″ Dishwasher
- Meyer Davis custom-designed primary bathroom appointed with soaking tub, Kohler toilets and fixtures
- Elegant powder room*
- Inviting and spacious den*
- Pre-wired high-speed fiber optic WiFi
- Laundry available in each suite
- Fully furnished and finished

*In select suites

MODERN AND BRIGHT, WITH STUNNING OCEAN VIEWS
Artist's conceptual rendering

RISE TO THE SUN AND TAKE IN THE LIGHT—A SERENE PRIMARY BEDROOM
Artist's conceptual rendering

STREAMLINED AND REFINED—A SPA-INSPIRED BATHROOM
Artist's conceptual rendering

# AMENITIES

Each day at W Pompano Beach Hotel & Residences unfolds in a crescendo of dynamic energy—from the first sign of sunrise to well after sundown. Discover a world immersed in natural beauty, thoughtful design, and welcome surprises, inspired by one-of-a-kind W Hotel amenities.

| MENU OF AMENITIES |
| --- |
| Dedicated lobby and reception |
| Bellman services |
| 24-hour attended lobby and valet |
| W signature Living Room—a social hub and gathering space featuring cultural events, live music, a refined speakeasy, culinary tastings, and more |
| Award-Winning Restaurant: Bold, intentional, and honest, serving a balanced offering of outstanding cuisine, morning to night |
| 60,000-square-foot WET® Pool Deck with resort-style pool, Jacuzzi, private cabanas, Pickleball and Padel courts |
| WET® Pool Deck Bar & Restaurant |
| FIT® Gym and yoga studio |
| 6,800-square-foot AWAY® Spa with dedicated suites for custom massage and wellness treatments, cold plunge, Jacuzzi, sauna and steam rooms, and nail services |
| Game lounge with F1 racing and world-class multisport simulator |

WET® POOL DECK, ALL DAY LONG
Artist's conceptual rendering

# SERVICES

At the core of the evolved W Hotel is a service-driven culture that amplifies the brand's signature Whatever/Whenever® philosophy, providing residents and guests anything they desire, no matter the hour—offering the luxury of a personalized, effortless experience.

## MARRIOTT ESSENTIAL SERVICES

- Travel & Transportation: Airport and private air transfer, car rentals, and reservations
- Accommodation: Restaurant, theatre, golf, watersports, and yachting reservations
- Dining & Entertainment: Restaurant and event reservations
- Concierge Services: Spa, salon, shopping, restaurant recommendations, and more
- Security & Logistics: 24-hour security, valet parking, butler, doorman, and porter services
- Delivery Services: Newspaper, magazine, and package delivery
- Fully managed by Marriott International

## À LA CARTE MARRIOTT GENERAL SERVICES

- Grocery Shopping
- Laundry/Dry Cleaning
- Alteration Services
- Automobile Washing/Detailing
- Travel/Vacation Planning
- Watersports Equipment Rental
- Personal Administrative Services
- Event Planning
- In-Suite Dining/Catering
- Personal Chef Services
- In-Suite Plant Care
- Personal Trainer
- Translation Services
- In-Suite Spa/Services
- Nanny/Childcare Services
- Home Maintenance
- Pet Care/Grooming
- Dog Walking

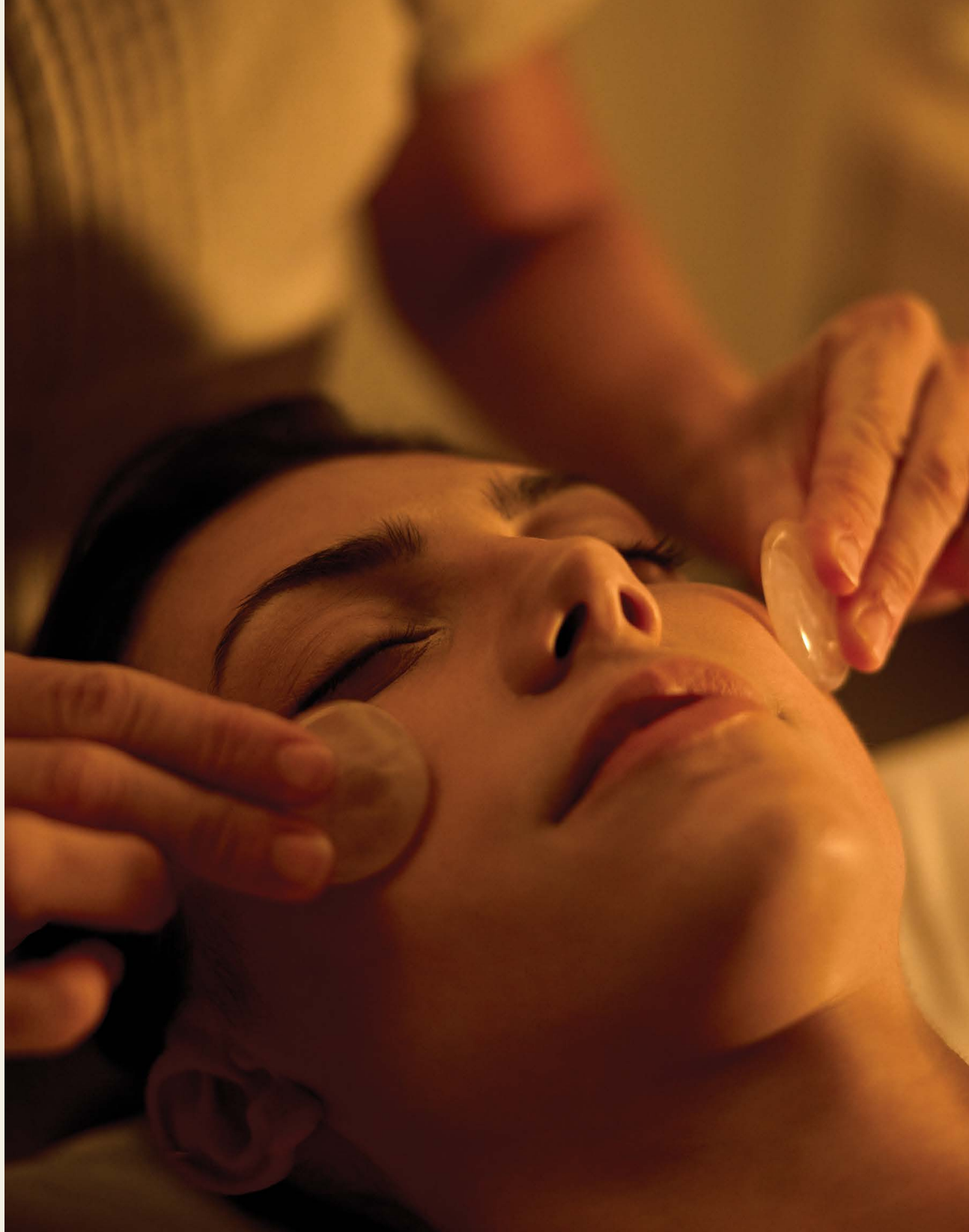
## À LA CARTE HOUSEKEEPING SERVICES

- Vacuum/Mop Floors
- Clean Mirrors
- Dust Interiors
- Clean Oven/Cooktop
- Change Bedding
- Clean Refrigerator
- Wash Dishes
- Clean Balcony

## À LA CARTE ENGINEERING SERVICES

- Light Bulb/Fluorescent Tube Replacement
- Scheduled Maintenance Coordination
- Furniture Assembly/Cleaning/Repair
- Bulk/Move-in Trash Removal
- Touch-up Painting
- Electronics Hookup
- Picture Hanging
- Electrical/Plumbing Repair
- HVAC Filter Change

À la Carte Services may be arranged by the concierge team, and are typically provided by third parties not affiliated with W Hotel.



# OWNERSHIP PERKS

W Pompano Beach Hotel & Residences sets a new standard in extraordinary hotel-inspired living, where ownership perks are second to none. Owners also enjoy access to W Hotel's extensive menu of services, including private transportation, personal chefs, childcare, housekeeping, grocery shopping, dog walking, plant care, in-Suite dining, and more, with every service designed to enrich daily life.

**PREFERRED HOTEL RATES**
Discounted hotel room rates at all Marriott Hotel & Resorts across the globe

**PREFERRED ROOM RATES**
Discounted room rates at your hotel-of-residence for friends and family

**W HOTEL STORE DISCOUNTS**
Suite-owner discounts at W Hotel The Store wHotelthestore.com

**PETS WELCOME**
P.A.W.-friendly environment; pets are welcome

**DEDICATED W STAFF**
Dedicated W Hotel residential team, including director of residential services, ready to meet your every need

**VENUE DISCOUNTS**
Preferred discounts at select venues within hotel-of-residence (e.g. Living Room, spa, restaurants, and retail), including signing privileges

**FULL-SERVICE AMENITIES**
Access to all W Hotel services and amenities at hotel-of-residence, including valet parking, housekeeping, and in-Suite dining

**ALL ACCESS**
Access to all W Hotel facilities, including WET® Pool Deck, AWAY® Spa, FIT® Gym, meeting and event rooms, and The Living Room

A NEW ERA OF W POMPANO BEACH HOTEL & RESIDENCES—RIGHT ON THE SAND
Artist's conceptual rendering

# VISIONARIES

## RELATED GROUP, DEVELOPER

Established in 1979, Related Group is Florida's leading developer of sophisticated metropolitan living and one of the country's largest real estate conglomerates. Since its inception over 40 years ago, the company has built, rehabilitated, and managed over 120,000 condominium, rental, and commercial units. The firm is one of the largest privately owned businesses in the United States with a development portfolio worth more than $40 billion. Currently, Related Group has 90+ projects in varying phases of development. The company has earned international status for its visionary designs and development of luxury condominiums, market-rate rentals, mixed-use centers, and affordable properties–all built with the goal of positively impacting neighborhoods and improving quality of life across all demographics. Related Group has redefined real estate by diversifying both its products and its buyers, expanding internationally while also sponsoring public art installations that enhance cities' global culture and streetscapes. For more information, please visit relatedgroup.com.

## BH GROUP, DEVELOPER

BH Group is a Miami-based real estate development firm focused on the ground-up development of luxury projects throughout South Florida. BH has extensive experience in the acquisition, construction, design, capital structuring, and asset management of complex developments. For the last 20 years, BH Group has been involved in many large-scale real estate transactions and developments, utilizing strong relationships to provide investors with opportunities not otherwise available in the real estate market.

## KORA ARCHITECTS, DESIGN ARCHITECTURE

KORA Architecture is a design firm specializing in architecture, urban design, interior design, and product design, focused on delivering excellence at every scale. Our philosophy integrates functionality, context, materiality, and experience into a cohesive architectural vision. Creativity drives our design process and problem-solving approach, enabling us to meet and exceed client expectations on design. KORA's team, with experience from top-tier firms like Zaha Hadid Architects and MAD Architects, delivers iconic, award-winning projects worldwide, each tailored to its site and region for a distinctive and unparalleled vision.

## NICHOLS ARCHITECTS, ARCHITECTURE

Nichols Architects is a leading architectural firm known for its creative and context-sensitive design approach. Specializing in residential, commercial, and institutional projects, the firm emphasizes sustainability, functionality, and aesthetic excellence. Nichols Architects collaborates closely with clients and stakeholders to create spaces that are beautiful, practical, and environmentally responsible, making a lasting impact on the built environment.

## MEYER DAVIS, INTERIOR DESIGN

Meyer Davis is a multidisciplinary design studio founded by Will Meyer and Gray Davis. The award-winning firm has established itself at the forefront of high-end commercial and residential design practices throughout the U.S. and abroad through its work on private residences, hotel, restaurants, retail experiences, and workplace environments. Meyer Davis considers each new project an opportunity to bring a unique and powerful story to life. Playing with space, form, texture, and light, they develop a visual experience that aims to compel and inspire.

## ENEA LANDSCAPE ARCHITECTURE

Founded by renowned Swiss landscape architect Enzo Enea, Enea Landscape Architecture is an internationally renowned firm known for creating extraordinary outdoor environments. Enea brings over three decades of experience in blending art, nature, and architecture to craft timeless landscapes. Enea's diverse portfolio includes private residences, urban parks, luxury developments, hospitality projects, and public spaces. Their designs feature meticulously curated outdoor spaces that seamlessly integrate with the architecture. They use native plants, sculptural elements, and creative architectural solutions, ensuring aesthetic appeal and sustainability, all while respecting the genus loci of Pompano Beach. Whether it's tranquil courtyards, lush rooftop gardens, or sophisticated pool areas, Enea Landscape Architecture creates serene and inviting spaces for residents and guests to enjoy. Their designs elevate the living experience, offering a harmonious connection between nature and the built environment.

A NEW WAY OF LIFE IN POMPANO BEACH
Artist's conceptual rendering